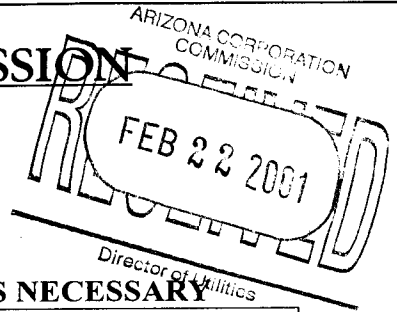


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ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION



ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

F

W-02502A WATER
FLAGSTAFF RANCH WATER CO., INC.
PO BOX 10775
PHOENIX AZ 85064-0000

ANNUAL REPORT

FOR YEAR ENDING

12	31	2000
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FOR COMMISSION USE

ANN 04	00
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COMPANY INFORMATION

Company Name (Business Name) <u>Flagstaff Ranch Water Co., Inc.</u>		
Mailing Address <u>5045 No. 12th Street, P. O. Box 10775</u>		
<u>Phoenix,</u> (City)	<u>AZ</u> (State)	<u>85064</u> (Zip)
<u>602 954 0321</u>	<u>602 957 3159</u>	
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)
Email Address _____		
Local Office Mailing Address <u>P. O. Box 10775</u>		
<u>Phoenix,</u> (City)	<u>AZ</u> (State)	<u>85064</u> (Zip)
<u>602 954 0321</u>	<u>602 957 3159</u>	
Local Office Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)
Email Address _____		

MANAGEMENT INFORMATION

Management Contact: <u>Herbert Dreiseszun</u>		<u>Sec/Trea</u>	
(Name)		(Title)	
<u>5045 No. 12th Street, P. O. Box 10775,</u> (Street)	<u>Phoenix,</u> (City)	<u>AZ</u> (State)	<u>85064</u> (Zip)
<u>602 954 0321</u>	<u>602 957 3159</u>		
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)	
Email Address _____			
On Site Manager: <u>Patrick Vinson</u>			
(Name)			
<u>4888 E. Half Moon</u> (Street)	<u>Flagstaff,</u> (City)	<u>AZ</u> (State)	<u>86004</u> (Zip)
<u>520 527 8603</u>	<u>520 556 6147</u>		
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)	
Email Address _____			

Statutory Agent: Herbert Dreiseszun

(Name)

5045 No. 12th Street

Phoenix,

AZ

85014

(Street)

(City)

(State)

(Zip)

602 954 0321

602 957 3159

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Attorney: William Sullivan

(Name)

2712 No. 12th Street

Phoenix, AZ

85006

(Street)

(City)

(State)

(Zip)

602 248 0372

602 266 8290

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

OWNERSHIP INFORMATION

Check the following box that applies to your company:

☐ **Sole Proprietor (S)**

☒ **C Corporation (C) (Other than Association/Co-op)**

☐ **Partnership (P)**

☐ **Subchapter S Corporation (Z)**

☐ **Bankruptcy (B)**

☐ **Association/Co op (A)**

☐ **Receivership (R)**

☐ **Limited Liability Company**

☐ **Other (Describe)** _____

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

☐ **APACHE**

☐ **COCHISE**

☒ **COCONINO**

☐ **GILA**

☐ **GRAHAM**

☐ **GREENLEE**

☐ **LA PAZ**

☐ **MARICOPA**

☐ **MOHAVE**

☐ **NAVAJO**

☐ **PIMA**

☐ **PINAL**

☐ **SANTA CRUZ**

☐ **YAVAPAI**

☐ **YUMA**

☐ **STATEWIDE**

COMPANY NAME Flagstaff Ranch Water Co., Inc.

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization			
302	Franchises	75102		
303	Land and Land Rights			
304	Structures and Improvements	80252		
307	Wells and Springs			
311	Pumping Equipment	69409		
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	262809		
331	Transmission and Distribution Mains	430522		
333	Services			
334	Meters and Meter Installations			
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	908094	545,840	362,254

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME Flagstaff Ranch Water Co., Inc.

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2) See attached schedule	Depreciation Expense (1x2)
301	Organization			
302	Franchises	75102		
303	Land and Land Rights			
304	Structures and Improvements	80252		
307	Wells and Springs			
311	Pumping Equipment	69409		
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes	262809		
331	Transmission and Distribution Mains	430522		
333	Services			
334	Meters and Meter Installations			
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	908094		51868

This amount goes on Comparative Statement of Income and Expense Acct. No. 403.

Supplemental Schedules
Company: FLAGSTAFF RANCH WATER COMPANY, INC.

2000
EIN: 89-0606842

Form 4562 Asset Listing, Form 1120 Line 20

----- Asset -----		Acq.	Pct. Inv		Cost	Depr	Conv	Est	Prior	Sec	2000
# Description	T	Date	Used Cr.		Basis	Method		Life	Depr.	179	Depr
1 DIST. ASSETS	N	06/30/93	100%	N	15,915	MACRS DB	HY	15	7,928	0	940
2 DIST. ASSETS	N	07/01/91	100%	N	817,077	MACRS DB	HY	15	486,044	0	50,928
Prior Year Totals									493,972	0	
Current Year Totals					832,992					0	51,868

COMPANY NAME Flagstaff Ranch Water Co., Inc.

BALANCE SHEET

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS		
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 18855	\$ 5121
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 18855	\$ 5121
	FIXED ASSETS		
101	Utility Plant in Service	\$ 832992	\$ 832992
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	493972	545840
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	TOTAL FIXED ASSETS	\$ 339020	\$ 287152
	TOTAL ASSETS	\$ 357875	\$ 294224

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

COMPANY NAME Flagstaff Ranch Water Co., Inc.

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITES		
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		
236	Accrued Taxes		
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES	\$	\$
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$ 103464	\$ 103464
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$	\$
	TOTAL LIABILITIES	\$ 103464	\$ 103464
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$ 917172	\$ 917172
211	Paid in Capital in Excess of Par Value /Loss 2000	61282	63652
215	Retained Earnings	(601479)	(662760)
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$ 254411	\$ 190760
	TOTAL LIABILITIES AND CAPITAL	\$ 357875	\$ 294224

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 24199	\$ 36806
460	Unmetered Water Revenue	6929	12896
474	Other Water Revenues		
	TOTAL REVENUES	\$ 31128	\$ 49702
	OPERATING EXPENSES		
601	Salaries and Wages /management fees	\$ 20099	\$ 22066
610	Purchased Water		
615	Purchased Power	6903	8858
618	Chemicals		
620	Repairs and Maintenance	3423	20460
621	Office Supplies and Expense		
630	Outside Services		
635	Water Testing	1725	503
641	Rents		
650	Transportation Expenses		
657	Insurance – General Liability	2665	2665
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense/		291
403	Depreciation Expense	51868	51868
408	Taxes Other Than Income		
408.11	Property Taxes	4405	4319
409	Income Tax	50	
	TOTAL OPERATING EXPENSES	\$ 92410	\$ 113354
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	TOTAL OTHER INCOME/EXP	\$ 0	\$
	NET INCOME/(LOSS)	\$ (61282)	\$ (63652)

COMPANY NAME Flagstaff Ranch Water Co., Inc.

SUPPLEMENTAL FINANCIAL DATA
Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued Various				
Source of Loan				
ACC Decision No.				
Reason for Loan see below				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End \$ no meter deposits

Meter Deposits Refunded During the Test Year \$

Loans to corporation by stockholders to maintain liquidity and cover cash operating losses. Total loans since 1994 \$103464.

COMPANY NAME Flagstaff Ranch Water Co., Inc.

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number	Pump Horsepower	Pump Yield (Gpm)	Casing Size (inches)	Meter Size (inches)
55-509021	60	80	12	1

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
none		

TOTAL GALLONS PUMPED (NOT SOLD) THIS YEAR (thous.) = _____

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
none	none	23	

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
595000	1	595000	1

STATISTICAL INFORMATION

Total number of customers 56

Total number of gallons sold 7,498,640 gallons

COMPANY NAME Flagstaff Ranch Water Co., Inc. **YEAR ENDING 12/31/2000**

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2000 was: \$ 4319.00

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____



Northern Trust Bank
FLAGSTAFF RANCH WATER CO INC

FLAGSTAFF RANCH WATER CO., INC. P. O. BOX 10775, 860-864-0261 PHOENIX, AZ 85024		1235
DATE <u>10/19/00</u>		11-201/001
PAY TO THE ORDER OF <u>Coconino County Treasurer</u>	\$ <u>2209.93</u>	
<u>Two thousand two hundred nine and 93/100</u>		DOLLARS <u>93</u>
Northern Trust Bank of Arizona, N.A. 2000 E. Camelback Road, Phoenix, Arizona 85016		
FOR <u>936-90-100 0</u>	<u>[Signature]</u>	
⑆001235⑆ ⑆122105210⑆	⑆1111034822⑆	⑆0000220993⑆

11/01/00 1235 2,209.93



Northern Trust Bank
FLAGSTAFF RANCH WATER CO INC

FLAGSTAFF RANCH WATER CO., INC. P. O. BOX 10775, 860-864-0261 PHOENIX, AZ 85024		1191
DATE <u>4/13/00</u>		11-201/001
PAY TO THE ORDER OF <u>Coconino County Treasurer</u>	\$ <u>2109.56</u>	
<u>Two thousand one hundred nine and 56/100</u>		DOLLARS <u>56</u>
Northern Trust Bank of Arizona, N.A. 2000 E. Camelback Road, Phoenix, Arizona 85016		
FOR <u>936-90-100</u>	<u>[Signature]</u>	
⑆001191⑆ ⑆122105210⑆	⑆1111034822⑆	⑆0000210956⑆

5/01/00 1191 2,109.56

COMPANY NAME Flagstaff Ranch Water Co., Inc.

YEAR ENDING 12/31/2000

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported -0-
Estimated or Actual Federal Tax Liability

State Taxable Income Reported
Estimated or Actual State Tax Liability

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances
Amount of Gross-Up Tax Collected
Total Grossed-Up Contributions/Advances -0-

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.


SIGNATURE

2/21/01
DATE

Herbert Dreiseszun
PRINTED NAME

Sec/Trea
TITLE

COMPANY NAME Flagstaff Ranch Water Co., Inc. **YEAR ENDING 12/31/2000**

**WATER AND SEWER
UTILITIES ONLY**

PROPERTY TAXES

Indicate the amount of actual property taxes paid during this reporting period (Calendar Year 2000)

\$ 4319.00

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled Checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain reasons below:



Northern Trust Bank
FLAGSTAFF RANCH WATER CO INC

FLAGSTAFF RANCH WATER CO., INC. P. O. BOX 10775 PHOENIX, ARIZONA 85011		1235
DATE 10/19/00		10-011/001
PAY TO THE ORDER OF	Coconino County Treasurer	\$ 2209.93
Two thousand two hundred nine and 93/100		DOLLARS 00
Northern Trust Bank of Arizona, N.A. 8000 E. Camelback Road, Phoenix, Arizona 85018		
FOR	936-90-100 0	
⑆001235⑆ ⑆122105210⑆		⑆1111034822⑆ ⑆0000220993⑆

11/01/00 1235 2,209.93

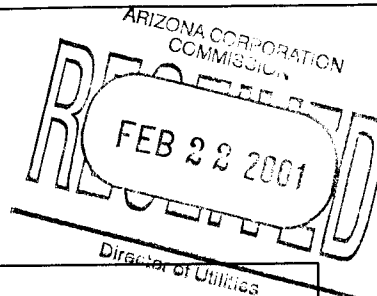


Northern Trust Bank
FLAGSTAFF RANCH WATER CO INC

FLAGSTAFF RANCH WATER CO., INC. P. O. BOX 10775 PHOENIX, ARIZONA 85011		1191
DATE 4/13/00		10-011/001
PAY TO THE ORDER OF	Coconino County Treasurer	\$ 2109.56
Two thousand one hundred nine and 56/100		DOLLARS 00
Northern Trust Bank of Arizona, N.A. 8000 E. Camelback Road, Phoenix, Arizona 85018		
FOR	936-90-100 0	
⑆001191⑆ ⑆122105210⑆		⑆1111034822⑆ ⑆0000210956⑆

5/01/00 1191 2,109.56

**VERIFICATION
AND
SWORN STATEMENT**
Intrastate Revenues Only



VERIFICATION

STATE OF Arizona

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME)	<u>Coconino</u>
NAME (OWNER OR OFFICIAL) TITLE	<u>Herbert Dreiseszun, Sec/Trea</u>
COMPANY NAME	<u>Flagstaff Ranch Water Co., Inc.</u>

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
<u>12</u>	<u>31</u>	<u>2000</u>

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

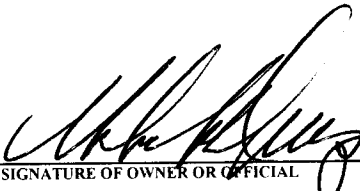
IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2000 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 53143

**(THE AMOUNT IN BOX ABOVE
INCLUDES \$ 3441.00
IN SALES TAXES BILLED, OR COLLECTED**

****REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)**


SIGNATURE OF OWNER OR OFFICIAL
602 954 0321
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

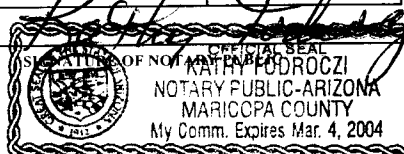
A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS 21st DAY OF

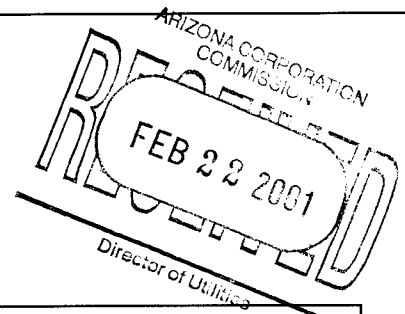
(SEAL)

MY COMMISSION EXPIRES 3-4-2004

COUNTY NAME	<u>Maricopa</u>
MONTH	<u>February</u>
	<u>2001</u>



**VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
INTRASTATE REVENUES ONLY**



VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

(COUNTY NAME) Coconino	
NAME (OWNER OR OFFICIAL) Herbert Dreiseszun	TITLE Sec/Trea
COMPANY NAME Flagstaff Ranch Water Co., Inc.	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2000

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2000 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES \$ 38940.75
--

(THE AMOUNT IN BOX AT LEFT
INCLUDES \$ 2134.75
IN SALES TAXES BILLED, OR COLLECTED

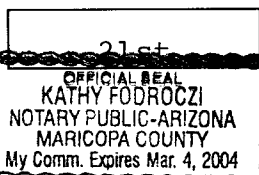
***RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.**

X
SIGNATURE OF OWNER OR OFFICIAL

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS



DAY OF Feb,

NOTARY PUBLIC NAME	
COUNTY NAME Maricopa	
MONTH February	2000 3001

MY COMMISSION EXPIRES

SIGNATURE OF NOTARY PUBLIC